

Neighborhood Commercial (NC)
Table of Use/Bulk Regulations

	A	B	C	D	E	F	G	H	I	J	K	L
	Use Permitted by Right (all uses require Planning Board site plan approval unless otherwise indicated)	Uses requiring a Special Use Permit (issued by the Planning Board unless otherwise indicated)	Minimum Gross Lot Area (and Net if provided) (square feet unless otherwise designated)	Minimum Lot Width (Feet)	Required Front Yard Depth (feet)	Required Side Yard/ Total Both Yards (feet)	Required Rear Yard Depth (feet)	Required Street Frontage (feet)	Maximum Building Height (feet)	Floor Area Ratio	Minimum Livable Floor Area (square feet)	Developmental Coverage (percentage)
1	Indoor and outdoor recreational facilities and structures. See § 300-19 for additional requirements.		5 acres	200	100	50/100	50	50	50	N/A	N/A	85
2	Places of worship, including parish houses.		3 Acres	125	45	20/40	50	70	35	N/A	N/A	85
3	Retail stores and banks.	Living quarters for not more than one family located within each permitted commercial building on each lot for the use of the owner or caretaker of the permitted use or uses housed in such buildings	10,000	100	40	15/35	15	N/A	35	1	N/A	85
		Dry cleaning establishments										
4	Personal service establishments.	Laundromats										
5	Eating and drinking places, including catering establishments	Trailers for business, office and commercial purposes not exceeding 6 months duration										
6	Professional, business, executive, administrative, medical and veterinarian offices and buildings											
7		Commercial dog or veterinary kennels. See § 300-23	10 Acres	300	100	100/200	75	50	18	N/A	N/A	85

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8	Service establishments furnishing consumer services but excluding gasoline stations and new and used motor vehicle sales, storage, repair or service		10,000	100	40	15/35	15	N/A	35	1	N/A	60
9	Clubs, such as fraternal, social, political, etc.											
10		Private schools and colleges and other education institutions, other than trade and technical schools.	20 Acres	300	100	100/200	100	100	50	N/A	N/A	20
11		Gasoline stations, including convenience stores which sell gas, service repair garages, car wash and car rental facilities	15,000	125	40	15/30	15	N/A	23	0.5	N/A	85
12		Hotels and motels	100,000	200	60	30/70	30	N/A	12 inches per foot of distance to the nearest lot line	0.7	N/A	85
13	Buildings, structures and uses owned and operated by the Town of New Windsor and other Essential Services.		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
14		Railroad, Public Utility, radio and television transmission antennas and rights of way.	[Bulk requirements established by the Planning Board]									